

## Property Tax Questions

*What are tax collection hours?* **Hours for tax collection are Monday through Friday, 8:00 A.M. to 5:00 P.M.**

*Understanding Property Tax* - Administration of property tax bills and collection is according to Wisconsin State Statutes, Chapter 74. To view the statutes (Chapter 74) regarding property taxes, click the link on the Village Clerk-Treasurer main page. The Village Clerk-Treasurer collects current real estate taxes from mid-December to January 31. After January 31, our real estate tax records are turned over to the Racine County Treasurer, Racine County Courthouse, 730 Wisconsin Avenue, Racine WI 53403 (1<sup>st</sup> Floor) (262) 636-3239 Email: [RCTreasurer@goracine.org](mailto:RCTreasurer@goracine.org) The County Treasurer collects all delinquent real estate taxes from previous years.

*When am I going to get my tax bill?* **Every year, the bills are mailed to property owners around December 15. Remember . . . It is your responsibility to obtain and pay the tax bills on your property. The mailing of tax bills is for your convenience, and according to Wisconsin Statutes, Section 74.09(6), failure to receive a bill does not exempt any property owner from paying penalties in the event of late payment.**

*What is the tax rate (net assessed value rate) for 2010?* **The 2010 Village tax rate is \$18.48635\***

\*The tax rate for properties in the Cal1 Sewer District is \$18.81385

*What is the amount of the 2010 lottery credit?* **The 2010 lottery credit amount is \$73.15.**

*What is the amount of the 2010 first dollar credit?* **The 2010 first dollar credit amount is \$58.02.**

*What is my tax amount?* Click here to look up your property tax information

<http://services.racineco.com/propertytax/TaxSearchOne.aspx>

*How are my taxes determined?*

**Total Assessed Value of Your Property (as of Jan 1 of the tax year) x Tax Rate=Your Real Estate Tax**

Though the assessed value of your property affects your share of taxes, the actual amount you pay is determined by the budget needs of the schools, Village, county, technical college, and state. All of these taxing units decide what services they will provide in the coming year and how much money they will need to provide those services. This amount is divided by the assessed value of all Village property minus the school tax credit to arrive at the net tax rate. The tax rate is the rate that is necessary to raise sufficient money from the property tax to meet the levy. The levy is determined by totaling all expected sources of revenue such as state aids and shared revenues, license fees, etc. This amount is then subtracted from the estimated expenditure figure and the remainder must be raised from the property tax.

*Where do my tax dollars go?* Although your tax payments are made to the Treasurer, a large share of your tax dollars are turned over to other governmental units such as the schools, county, technical college, and the state. Taxes also pay for Village services such as Public Safety, Public Works, Health and Sanitation, Administration, Grant and Aid Projects, and Culture and Recreation.

## Changing Name & Address on Tax Bill

*How can I change the ownership name on the bill?* **Contact the County Register of Deeds, Racine County Court House, 730 Wisconsin Avenue, Racine WI 53403, 1st Floor, (262) 636-3208, [RCRegisterofDeeds@goRacine.org](mailto:RCRegisterofDeeds@goRacine.org)**

*How can I change my mailing address on the bill?* **Contact the Real Estate Description Department, Racine County Court House 1st Floor, 730 Wisconsin Avenue, Racine, WI 53403 (262) 636-3548 [RCRealEstateDescription@GoRacine.org](mailto:RCRealEstateDescription@GoRacine.org)**

## Due Dates & Penalties

*When is the real estate tax bill due and do I have to pay the whole bill?*

There are two payment options after receiving your bill:

- Full Payment Option:

BY JANUARY 31 - Pay the total amount of the tax due.

- Installment Option:

BY JANUARY 31 - Pay the amount of the first installment due.

BY JULY 31 - Pay the amount of the third installment due to the Racine County Treasurer, Racine County Courthouse, 730 Wisconsin Avenue, Racine WI 53403 (1<sup>st</sup> Floor) (262) 636-3239 Email: [RCTreasurer@goracine.org](mailto:RCTreasurer@goracine.org)

*If you choose to pay in installments, please remember:*

The bill is divided into two installments. The due dates are January 31st, and July 31st. The amount of the installment due on your bill must be paid by the appropriate due date. If any portion of the installment is paid late, the ENTIRE balance of the real estate tax bill becomes delinquent, and will accrue penalty until it is paid in full.

*If I choose the installment option, can I pay more than the installment amount due?* Yes, anything over the amount of the installment due would be applied towards the next installment.

*What determines a timely payment?* To be considered a timely payment, your tax payment must be received by the Village Treasurer on or before January 31st, or your mailing envelope must be postmarked no later than January 31st. Do not depend on your mailed payment being postmarked on the day you deposit it in the mailbox.

*What if I can't pay the amount due?* If the full payment is not received by January 31st, or any installment is not paid by the appropriate due date, the total remaining unpaid balance of the bill is DELINQUENT. The unpaid balance will accrue penalty until it is paid in full. Wisconsin Statutes 74.12(7)(8) [www.legis.state.wi.us/rsb/stats.html](http://www.legis.state.wi.us/rsb/stats.html)

*How is penalty calculated?* Delinquent real estate taxes are subject to interest of one percent (1%) and penalty of one-half percent (1/2%) per month or fraction of a month, computed back to February 1. If any installment is delinquent, the total remaining unpaid balance becomes delinquent. Wisconsin Statutes Chapter 74.47, 74.12 (10), 74.12 (7)(8). [www.legis.state.wi.us/rsb/stats.html](http://www.legis.state.wi.us/rsb/stats.html)

## How to Make Payments

### *Mail*

Make out checks payable to Village of Mount Pleasant and mail to Johnson Bank, PO Box 1126, Kenosha, WI 53141-1126 Please include the coupon on the bottom of the tax bill and a self-addressed, stamped envelope if you would like a receipt.

### *Pay in person*

-Johnson Bank - 5901 Durand Avenue, 6520 Northwestern Avenue, or 6700 Washington Avenue

-Village Hall - 8811 Campus Drive – Campus Drive is North of Highway 20 and East of 90th Street.

Pay on-line or by phone **At the Prompt, enter Jurisdiction Code 5859**

**Pay with Credit Card or with Check**

**Real Estate Taxes, January 31st**



**Call 1-800-2PAY-TAX  
(1-800-272-9829) or visit**

**If you want to PAY by CHECK: [CLICK HERE](#)**

**If you want to PAY by CREDIT CARD: [CLICK HERE](#)**

After authorization of your payment,  
you will be given a confirmation number that you should keep for your records.

**There will be a nominal fee charged for this service.**

Payment Services Provided by:



*Do I have to wait in a long line if I come in person to pay my taxes?* **In December, the wait can be from 10 to 20 minutes. We recommend mailing your payment.**

*Do I need to endorse the back of my escrow (mortgage company) check?* **If you are listed as the payee or co-payee on your escrow check, you must endorse the check. If more than one payee is listed, every payee listed must endorse the escrow check.**

*What do I do if my escrow check from my mortgage company is not enough or too much to cover the amount due?* **If the check is not enough to pay the first installment, you are responsible to pay the difference by January 31. However, if it covers more than the first installment, you may pay the balance of the third by July 31. If the check is more than the total amount due, you will receive a refund.**

## **Responsibilities of the Property Owner**

*I just got my real estate tax bill in the mail, what do I do now?* **The property owner is responsible for paying the bill. If you have a mortgage on your property, contact your lender for information on how payment from your escrow account is handled.**

*I am not sure if I am supposed to pay my property taxes, or if my mortgage company is paying them. How do I find out?* **If you do not know if you are to pay your property taxes or if your mortgage company plans to, you should call your mortgage company.**

*I recently purchased this property. I thought the taxes were already paid. Why am I getting this bill?* **You should read your closing documents to determine if any portion or proration of the taxes were credited to you by the previous owner. You are responsible for any taxes which were not paid or credited as of closing.**

## **Disagreeing with Property Taxes**

*Do I have any recourse if I disagree with this bill?* **No. Early in the year, the assessed value for the property is established by the assessor. Around that time, a property owner may file an objection to their assessed value. However, the period for appealing has passed by the time the taxes are determined. For more information on assessment objections, visit the Assessor page.**

## Personal Property Taxes

*What are personal property taxes?* **This type of tax usually pertains to a business. It is based on assessed value of tangible items, for example, furniture and machinery. Wisconsin Statutes 70.04** [www.legis.state.wi.us/rsb/stats.html](http://www.legis.state.wi.us/rsb/stats.html)

## Credits

*How do I get the Lottery Credit?* Link to [lottery credit application](#)

*What is the First Dollar Credit?* [Link to first dollar credit information](#)

## Property Tax Programs

*Are there any programs to help me with my property taxes?* Certain Wisconsin property owners and renters may qualify for additional tax credits and/or loan assistance under special programs administered by the Wisconsin Department of Revenue (DOR), the Department of Agriculture, Trade and Consumer Protection (DATCP) and WHEDA. Some income and residency restrictions apply. You may obtain information about several of these programs on the DOR website at [www.revenue.wi.gov](http://www.revenue.wi.gov)

Homestead Credit (email: [income@revenue.wi.gov](mailto:income@revenue.wi.gov))

Farmland Tax Relief Credit (email: [income@revenue.wi.gov](mailto:income@revenue.wi.gov))

School Property Tax Credit (email: [income@revenue.wi.gov](mailto:income@revenue.wi.gov))

DATCP Credit - Wisconsin Department of Agriculture, Trade and Consumer Protection;  
Farmland Preservation Credit Box 8911, Madison WI 53708-1728

Loan Assistance - WHEDA, 1-800-755-7835, Box 1728, Madison, WI 53701-1728  
Property Tax Deferral Loans for the Elderly

Property Tax Credits - Email: [igs@revenue.wi.gov](mailto:igs@revenue.wi.gov) - Wisconsin Department of Revenue 6-97, Box 8971, Madison, WI 53708-8971  
Lottery and Gaming Credit  
First Dollar Credit  
School Levy Tax Credit